

099.0

0003

0005.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
626,200 / 626,200

APPRAISED:

626,200 / 626,200

USE VALUE:

626,200 / 626,200

ASSESSED:

626,200 / 626,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		MELVIN RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KELDER BRIAN F & ELIZABETH S	
Owner 2:	
Owner 3:	

Street 1: 31 MELVIN RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: MC KAUGHAN STEPHEN V & SUSA -	
Owner 2: -	

Street 1: 31 MELVIN RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains 6,825 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Vinyl Exterior and 1470 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
101	One Family
	No of Units
	Depth / PriceUnits
	Unit Type
	Land Type
	LT Factor

Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	6825	Sq. Ft.	Site	0	70.	0.92	4				437,328						437,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6825.000	188,900		437,300	626,200		64478
Total Card	0.157	188,900		437,300	626,200	Entered Lot Size	GIS Ref
Total Parcel	0.157	188,900		437,300	626,200	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	425.99	/Parcel: 425.9	Land Unit Type:	Insp Date

10/09/18	18024!
PRIOR ID #1:	64478
PRIOR ID #2:	
PRIOR ID #3:	
PRINT DATE:	12/10/20 22:36:57
LAST REV DATE:	10/16/18 10:23:07
APPROVAL:	apro
ASR MAP:	
FACT DIST:	
REVAL DIST:	
YEAR:	
LAND REASON:	
BLD REASON:	
CIVIL DISTRICT:	
ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	188,900	0	6,825.	437,300	626,200	626,200	Year End Roll	12/18/2019
2019	101	FV	173,300	0	6,825.	437,300	610,600	610,600	Year End Roll	1/3/2019
2018	101	FV	173,300	0	6,825.	374,900	548,200	548,200	Year End Roll	12/20/2017
2017	101	FV	173,300	0	6,825.	349,900	523,200	523,200	Year End Roll	1/3/2017
2016	101	FV	173,300	0	6,825.	299,900	473,200	473,200	Year End	1/4/2016
2015	101	FV	172,500	0	6,825.	268,600	441,100	441,100	Year End Roll	12/11/2014
2014	101	FV	163,100	0	6,825.	248,700	411,800	411,800	Year End Roll	12/16/2013
2013	101	FV	163,100	0	6,825.	237,100	400,200	400,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC KAUGHAN STEP	61595-227		4/12/2013		495,000	No	No		
	12518-10		9/10/1973		22,000	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/28/2011	1408	Re-Roof	5,500					

Date	Result	By	Name
10/9/2018	MEAS&NOTICE	CC	Chris C
2/19/2009	Meas/Inspect	189	PATRIOT
10/21/1999	Meas/Inspect	256	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 19 - Ranch				Full Bath: 1	Rating: Average			A Bath:	Rating:										
Sty Ht: 1 - 1 Story				3/4 Bath:	Rating:														
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:														
Foundation: 1 - Concrete				1/2 Bath:	Rating:														
Frame: 1 - Wood				A HBth:	Rating:														
Prime Wall: 4 - Vinyl				OthrFix:	Rating:														
Sec Wall:	%																		
Roof Struct: 1 - Gable																			
Roof Cover: 1 - Asphalt Shgl																			
Color: GREY																			
View / Desir:																			
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH							
Grade: C - Average				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1									
Year Blt: 1954	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
Alt LUC:	Alt %:			Fpl: 1	Rating: Average			Other											
Jurisdct: G15	Fact: .			WSFlue:	Rating:			Upper											
Const Mod:								Lvl 2											
Lump Sum Adj:								Lvl 1											
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wall: 2 - Plaster				Total Units:				Interior:	1	6	3	1							
Sec Int Wall:	%			Floor:				Additions:											
Partition: T - Typical				% Own:				Kitchen:											
Prim Floors: 4 - Carpet				Name:				Baths:											
Sec Floors:	%							Plumbing:											
Bsmnt Flr: 12 - Concrete								Electric:											
Subfloor:								Heating:											
Bsmnt Gar: 1								Totals	1	6	3								
Electric: 3 - Typical								General:											
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 1 - Forced H/Air																			
# Heat Sys: 1																			
% Heated: 100																			
Solar HW: NO																			
% Com Wall																			
% Sprinkled:																			
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 099-0-0003-0005.0								IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	10X8	A	AV	1999		0.00	T	16	101						
More: N	Total Yard Items:			Total Special Features:						Total:									